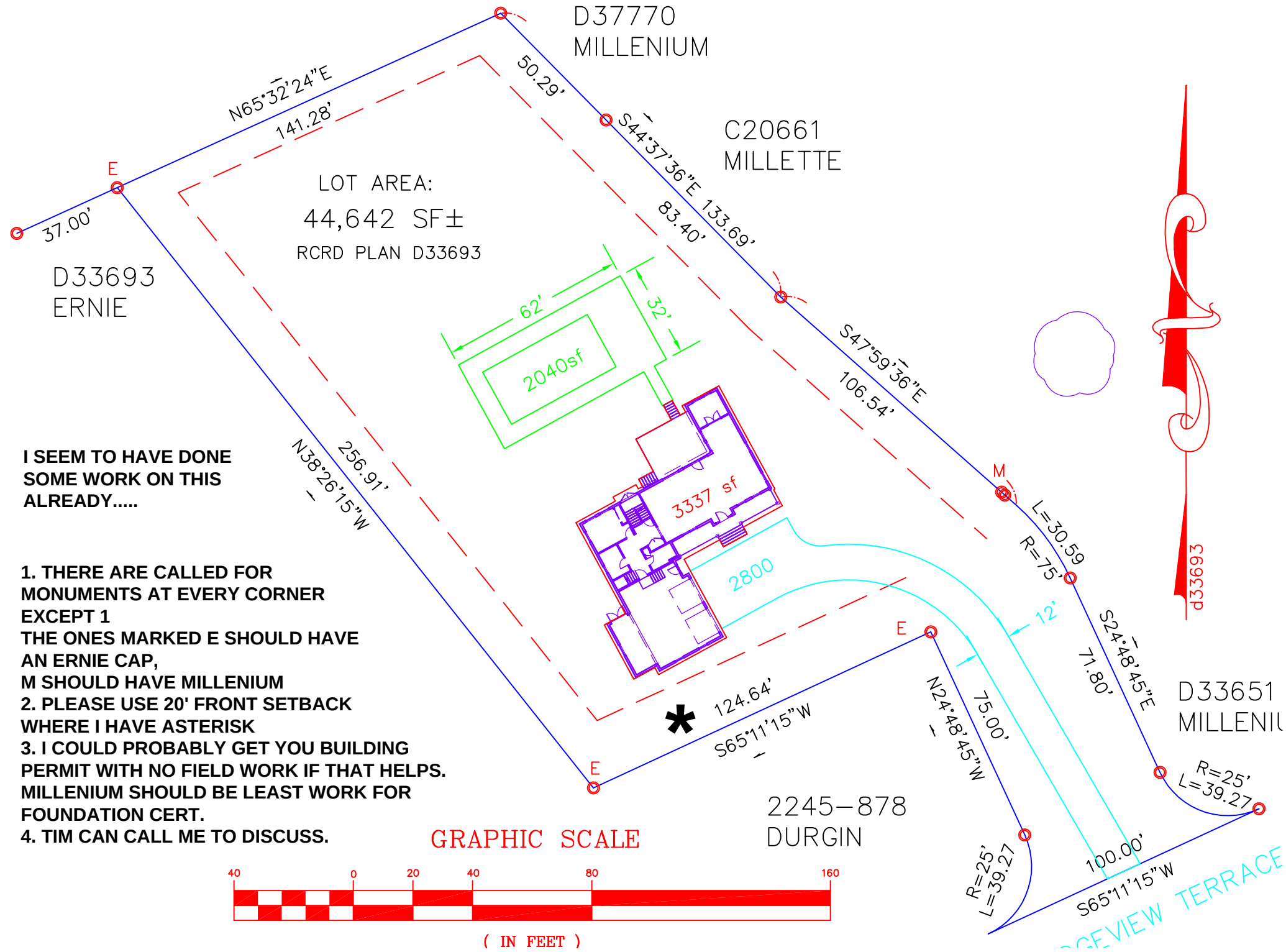


I SEEM TO HAVE DONE SOME WORK ON THIS ALREADY.....

1. THERE ARE CALLED FOR MONUMENTS AT EVERY CORNER EXCEPT 1
THE ONES MARKED E SHOULD HAVE AN ERNIE CAP,
M SHOULD HAVE MILLENIUM
2. PLEASE USE 20' FRONT SETBACK WHERE I HAVE ASTERISK
3. I COULD PROBABLY GET YOU BUILDING PERMIT WITH NO FIELD WORK IF THAT HELPS. MILLENIUM SHOULD BE LEAST WORK FOR FOUNDATION CERT.
4. TIM CAN CALL ME TO DISCUSS.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

STATE OF NEW HAMPSHIRE
DEPARTMENT OF REVENUE ADMINISTRATION
REAL ESTATE TRANSFER TAX
1 THOUSAND 5 HUNDRED AND XX DOLLARS
271706 777889 $1500.00
VOID IF ALTERED

BK 4682 PG 2413

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that I, HORACE A. DesROCHERS, JR., married, of 121 Mill Road, Hampton, Rockingham County, New Hampshire, for consideration paid, grant to NATHAN PAGE and ALICEN PAGE, husband and wife, as joint tenants with rights of survivorship, of 200B Drakeside Road, Hampton, Rockingham County, New Hampshire, WITH WARRANTY covenants the following described premises:

043851

A certain tract of land situated in Hampton, County of Rockingham, State of New Hampshire, being Parcel B on a plan of land entitled "Subdivision Plan For Horace A. DesRochers Jr., 121 Mill Road, Hampton N.H., Scale: 1" = 40', December 15, 2005, E.J. Cote & Associates, Inc., Land Surveyors, Hampton, New Hampshire" recorded in Rockingham County Registry of Deeds as Plan No. D-33693.

2006 JUL 17 PM 1:12

Containing 1.02 acres, more or less, all as shown on said plan.

The property address is: 8 Ridgeview Terrace, Hampton, New Hampshire 03842.

Meaning and intending to convey a portion of the property conveyed by Deed of Robert Victor Lessard to Horace A. DesRochers Jr. and Nancy A. DesRochers dated August 11, 1980 and recorded in Book 2369, Page 580 of said Registry of Deeds.

This is not homestead property.

ROCKINGHAM COUNTY REGISTRY OF DEEDS

IN WITNESS WHEREOF, I here unto set my hand and seal this 12th day of June, 2006.

Witness

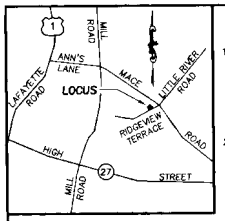
HORACE A. DesROCHERS, JR.

COMMONWEALTH OF MASSACHUSETTS
ESSEX COUNTY

On this 12th day of June, 2006, before me, the undersigned notary public, personally appeared HORACE A. DesROCHERS, JR., proved to me through satisfactory evidence of identification, which was Driver's License, to be the person whose name is signed on the foregoing document and acknowledged the same to be his free act and deed.

Michael J. Baldassa, Notary Public
My Commission Expires: 2/28/08

2006 APR 12 AM 10:17 021405

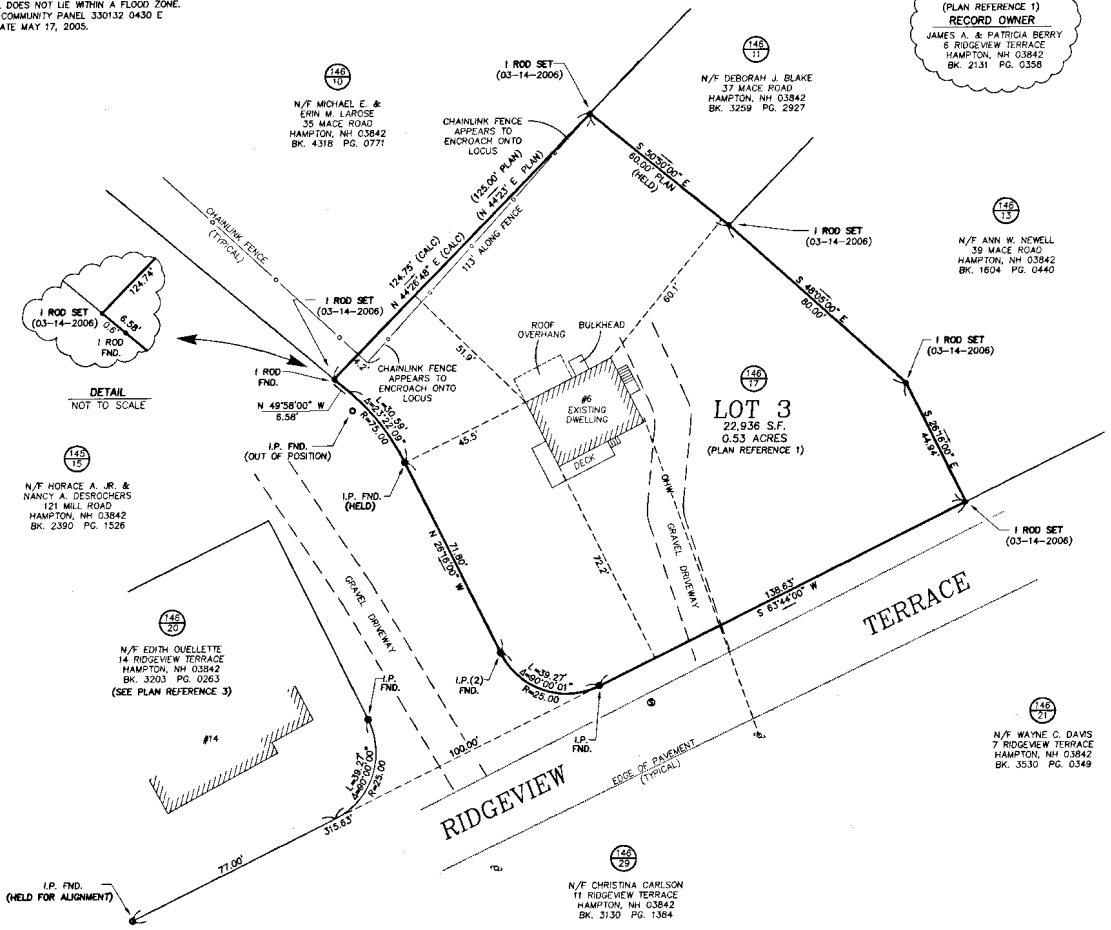


LOCUS MAP
NOT TO SCALE

NOTES:

1) THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND; HOWEVER, THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

2) THIS PARCEL DOES NOT LIE WITHIN A FLOOD ZONE. SEE F.I.R.M. COMMUNITY PANEL 330132 0430 E EFFECTIVE DATE MAY 17, 2005.



PLAN REFERENCES

1) "PLAN OF RIDGEVIEW TERRACE HAMPTON, N.H." SCALE: 1"=40' DATE: MAY 1960 BY: JOHN W. DURGIN NOT RECORDED

2) "PLAN OF LOT NO. 3 RIDGEVIEW TERRACE HAMPTON, N.H." SCALE: 1"=40' DATE: DEC. 1971 BY: JOHN W. DURGIN NOT RECORDED

3) "PLAN OF LOT NO. 5 RIDGEVIEW TERRACE HAMPTON, N.H." SCALE: 1"=20' DATE: OCT. 1971 BY: JOHN W. DURGIN BK. 2245 PG. 0878

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION TO TITLE OR OWNERSHIP OF PROPERTY SHOWN. OWNERS OF ADJOINING PROPERTIES ARE ACCORDING TO CURRENT TOWN/CITY ASSESSORS' RECORDS.

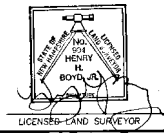
PURSUANT TO RSA 676:18 III AND RSA 672:14

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OF WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

I CERTIFY:
THAT THIS ACTUAL SURVEY WAS MADE ON THE GROUND BETWEEN FEBRUARY 2006 AND MARCH 2006.

THAT THIS PLAN CONFORMS TO THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS.

THAT THIS SURVEY CONFORMS TO THE REQUIREMENTS FOR ACCURACY FOR N.H. URBAN SURVEY.



03-15-2006
LICENSED LAND SURVEYOR — DATE

LEGEND

● R.R. SPK.	RAILROAD SPIKE
C.B.	CONCRETE BOUND
■ S.B.	STONE BOUND
● D.H.	DRILL HOLE
PK	MASONRY NAIL
○ I.P.	IRON PIPE
● I ROD	IRON ROD
FND.	FOUND
N/FND.	NOT FOUND
0/00	ASSESSORS MAP AND PARCEL
	HYDRANT
	WATER SHUT OFF
OHW	OVER HEAD WIRE
	UTILITY POLE
	SEWER MAN HOLE

FOR REGISTRY USE

D-33651

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20'

PLAT OF LAND
IN
HAMPTON, NH

SHOWING
A RETRACEMENT SURVEY AT 6 RIDGEVIEW TERRACE
(ASSESSORS MAP 146 LOT 17)

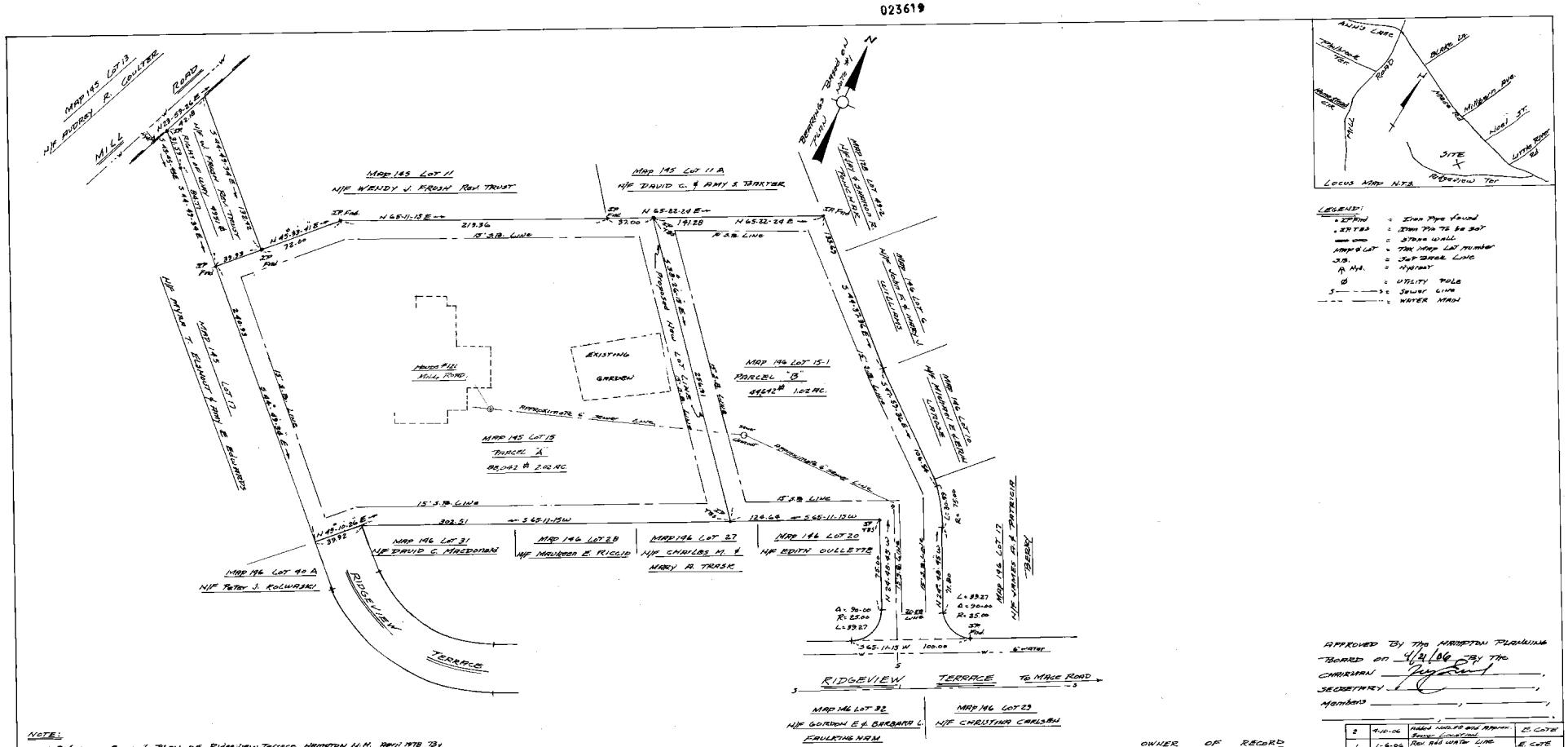
RECORD OWNER
JAMES A. & PATRICIA BERRY
6 RIDGEVIEW TERRACE HAMPTON, NH 03842

MILLENNIUM ENGINEERING INC.
ENGINEERS AND LAND SURVEYORS
P.O. BOX 745 13 HAMPTON ROAD EXETER, NH 03833
PHONE: (603) 778-0528 FAX: (603) 772-0689

SCALE: 1"=20'	CALC. BY: P.D.B.	PROJECT: P06801
DATE: MAR. 15, 2006	CHKD. BY: H.H.B.	

2006 APR 21 PM 3:17

023619



LEGEND:

● IP Found	=	Iron Pipe Found
▲ IR T&B	=	Iron Rod To Be Set
———	=	Stone Wall
Map # Lot #	=	Tax Map Lot Number
S.B.	=	Set Back Line
℄ Hyd.	=	Hydrant
⌀	=	Utility Pole
S ——— S	=	Sewer Line
W ——— W	=	Water Main

NOTE:

1. Reference Revised Plan of Ridgeview Terrace Hampton N.H. April 1978 By John W. Durgin Civil Engineers Portsmouth N.H. Planning Board Approval July 18, 1979. Deeds Vol. 2363 Pg. 0580, Vol. 2383 Pg. 1787 & Vol. 3923 Pg. 1666.
2. Property Survey is based on a random Traverse with a closure of greater than 1 in 10000.
3. Property Served By The Town of Hampton SANITARY Sewer and Aquarion Water Co. Domestic Water Service.
4. Property Located in The RA Zone with Area of 150,000 ± Frontage of 125' and Front Setback of 20' Side Setback of 15' and Rear Setback of 10'.
5. Property Shown in The X Flood Zone on FEMA Map 330132-0430 E of 681 May 17, 2005.
6. Fire Hydrant Located on Mill Road At the Right of Location To House #121 and at The corner of Ridgeview Terrace & Mace & Little River Roads. ST Post Lights are Located At Little River & Mace Roads and also At Lot Line between #111 & 119 & 111 Ridge View Rd & At 135 Mill Road at Homestead Circle.
7. Variances Granted By The Zoning Board of Adjustment on Oct 21, 2005 Art 25 Follows Article 1.3, 9.2 Footnote 22, & 4.3.
8. Approximate Sewer Line From Ridgeview Terrace To House #121 To be verified For Location In The Field Prior To Excavation For Tie in.

OWNER OF RECORD
HORACE A. DESROCHERS JR.
121 MILL ROAD HAMPTON N.H.
Deed Vol. 2363 Pg. 0580
MAP 145 LOT 15 132,684 ± 3.04 AC.
R.R. ZONE

APPROVED By The HAMPTON PLANNING BOARD on 4/4/06 By The
CHAIRMAN _____,
SECRETARY _____,
MEMBERS _____, _____,
_____, _____,

No	DATE	REVISION DESCRIPTION	BY
2	4-10-06	Added Map-Lot # and Approx. Septic Location	E. COTE
1	1-6-06	Rev. Add Water Line, Test Hole 12-29-05	E. COTE

SUBDIVISION PLAN
FOR
HORACE A. DESROCHERS JR.
121 MILL ROAD
HAMPTON N.H.
SCALE: 1" = 40' December 15 2005
TAX MAP 145 LOT 15

E. J. COTE & ASSOCIATES INC.
LAND SURVEYORS TEL. 926-6878
36 ASHS LANE
HAMPTON, N.H. 03842 PLAN No. 4-81-2428

D-33693

Plan Name TBD - Arakelian Residence

(2/25/2020)

NOTE: To scale as noted only if printed on 11x17 paper with "no scaling" (do not "Fit").

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Artform Home Plans
Prelim / Work in Progress 603-431-9559

Dear Builders and Home Buyers,

In addition to our Terms and Conditions (the "Terms", available on ArtformHomePlans.com), please be aware of the following:

As defined in the Terms, this is a Design Drawing and may not yet have Construction Drawings (CDs) or the CDs may not reflect design changes. During the conversion of a Design Drawing to Construction Drawings, changes may be necessary including, but not limited to, dimensional changes or changes to the framing and structural supports.

We require that our designs be built substantially as shown in the Drawings. Markups agreed to by Builder and Home Buyer must still be approved by Artform, and may require additional changes, such as structural updates. While we attempt to accommodate requested changes where possible and reasonable, including considerations of design integrity, any and all changes to Drawings must be approved in writing by Artform. It is recommended that you have your Design Drawings updated by Artform prior to attaching any Drawing to any builder agreement. Artform shall not be responsible for the misuse of or unauthorized alterations to any of its Drawings.

- To maintain design integrity, we pay particular attention to features on the front facade, including but not limited to door surrounds, window casings, finished porch column sizes, and roof friezes. While we may allow builders to add their own flare to aesthetic elements, we don't allow our designs to be stripped of critical details. Any such alterations require the express written consent of Artform.
- Increasing or decreasing ceiling heights requires adjustments to window sizes and other exterior elements.

We are not responsible for typographical errors. Home Buyer shall give thoughtful consideration to all drawings and documents provided to them and shall be solely responsible for ensuring that they understand features in the home that are important to them.

2/25/2020

Plan Name TBD - Arakelian Residence

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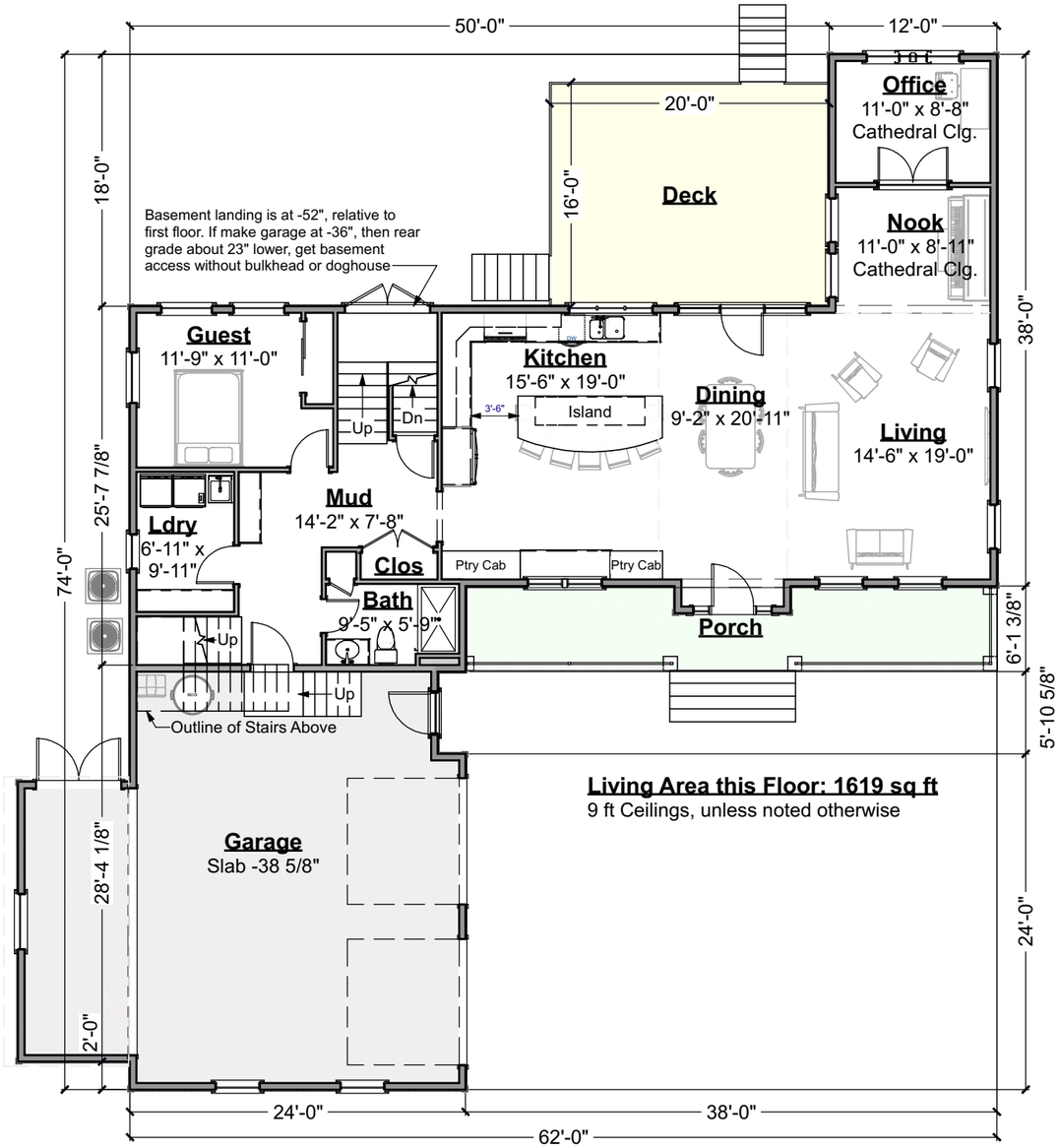
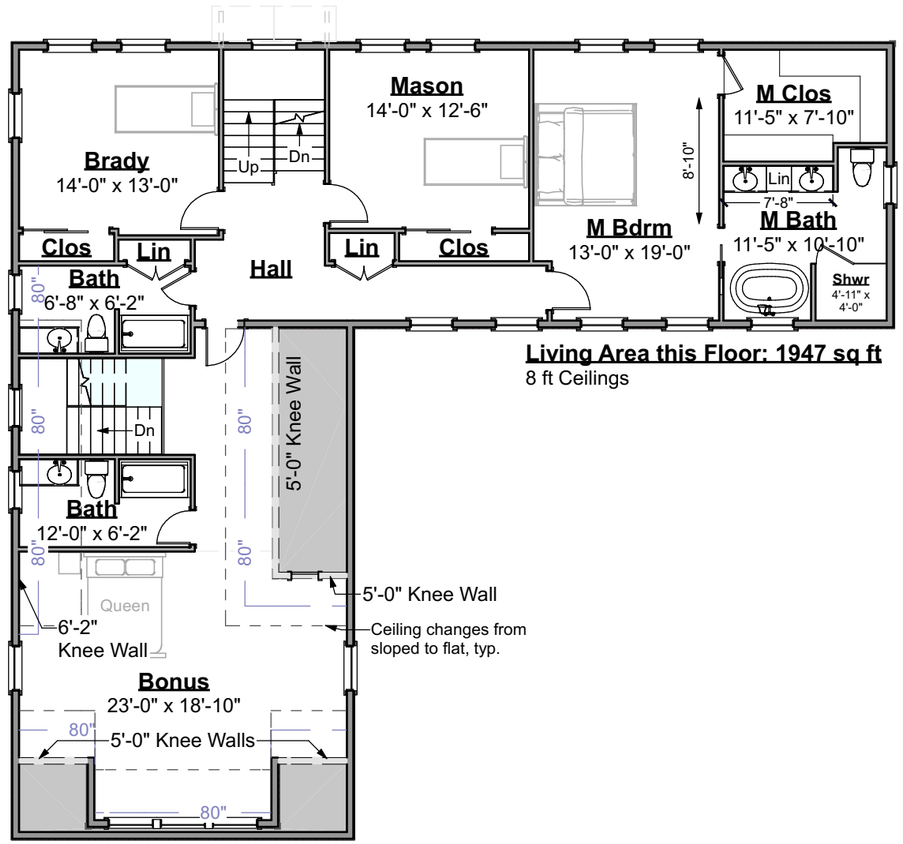


First Floor Plan

Scale: 3/32" = 1'-0"



Second Floor Plan

Scale: 3/32" = 1'-0"

2/25/2020

Plan Name TBD - Arakelian Residence

(2/25/2020)

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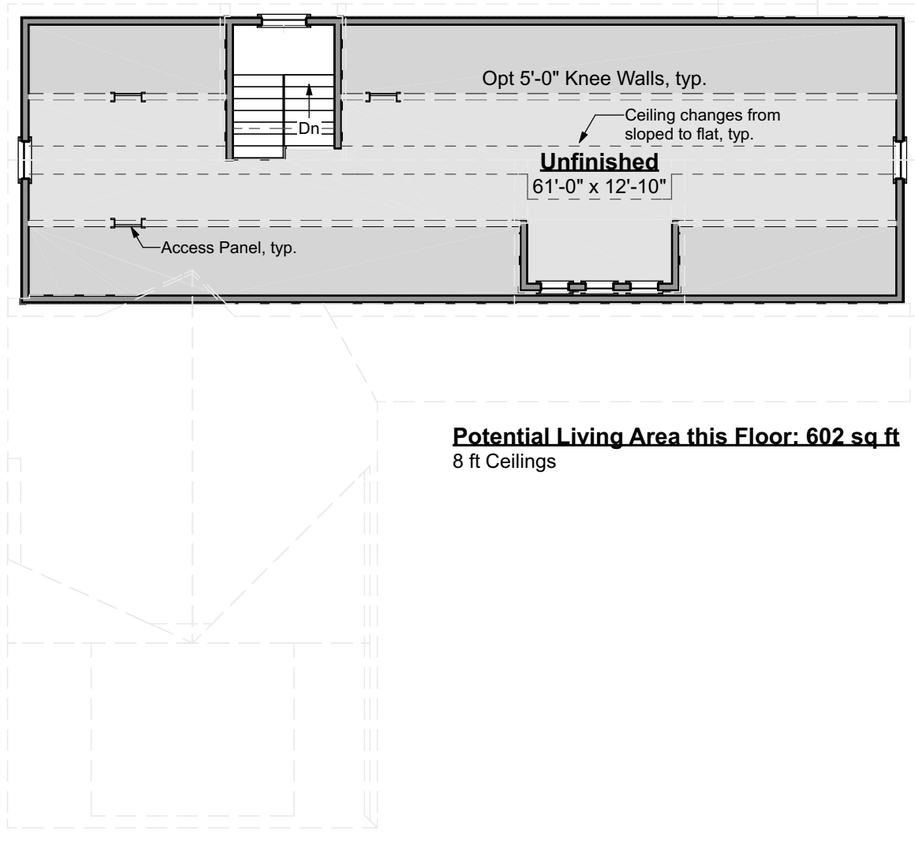
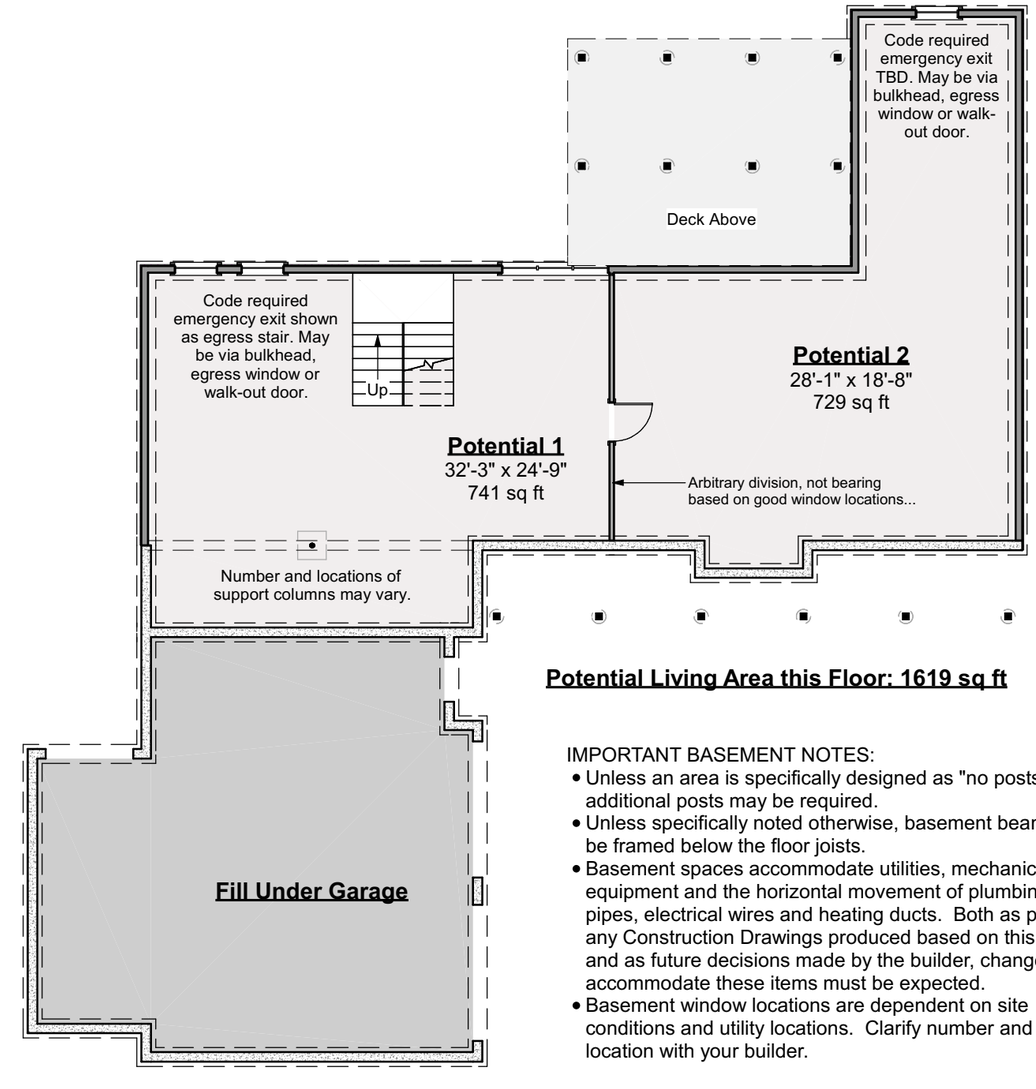
Prelim / Work in Progress 603-431-9559



Potential Living Area this Floor: 602 sq ft
8 ft Ceilings

Third Floor Plan

Scale: 3/32" = 1'-0"


Code required emergency exit TBD. May be via bulkhead, egress window or walk-out door.
Deck Above
Code required emergency exit shown as egress stair. May be via bulkhead, egress window or walk-out door.
Up
Potential 2
28'-1" x 18'-8"
729 sq ft
Potential 1
32'-3" x 24'-9"
741 sq ft
Arbitrary division, not bearing based on good window locations...
Number and locations of support columns may vary.
Fill Under Garage

Potential Living Area this Floor: 1619 sq ft

IMPORTANT BASEMENT NOTES:

- Unless an area is specifically designed as "no posts", additional posts may be required.
- Unless specifically noted otherwise, basement beams will be framed below the floor joists.
- Basement spaces accommodate utilities, mechanical equipment and the horizontal movement of plumbing pipes, electrical wires and heating ducts. Both as part of any Construction Drawings produced based on this design and as future decisions made by the builder, changes to accommodate these items must be expected.
- Basement window locations are dependent on site conditions and utility locations. Clarify number and location with your builder.

Foundation Plan

Scale: 3/32" = 1'-0"

2/25/2020

Plan Name TBD - Arakelian Residence

(2/25/2020)

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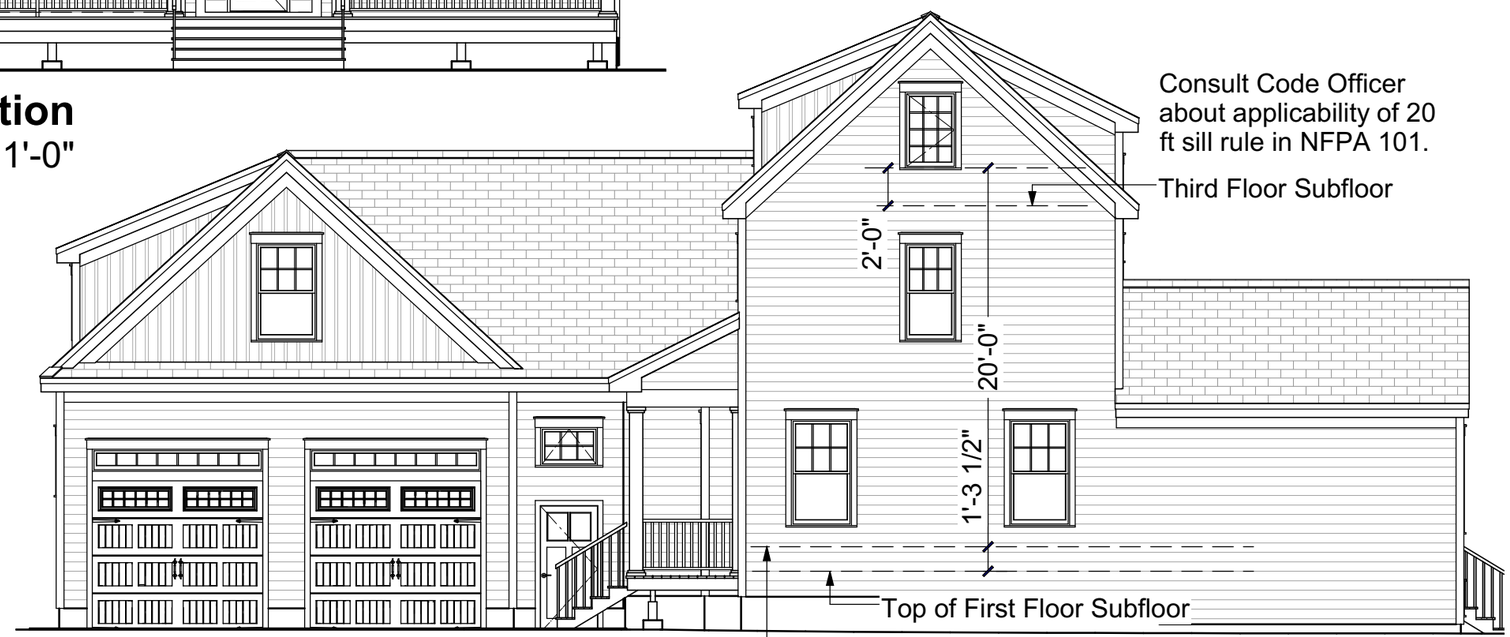
Front Elevation

Scale: 1/8" = 1'-0"


Consult Code Officer about applicability of 20 ft sill rule in NFPA 101.
Third Floor Subfloor
2'-0"
20'-0"
1'-3 1/2"
Top of First Floor Subfloor
Grade required to meet 20 ft sill rule

Right Elevation

Scale: 1/8" = 1'-0"

2/25/2020

Plan Name TBD - Arakelian Residence

(2/25/2020)

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Rear Elevation

Scale: 1/8" = 1'-0"

Left Elevation

Scale: 1/8" = 1'-0"

Plan Name TBD - Arakelian Residence

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View from Living

Nook from Living

Foyer from Living

Living/Dining from Kitchen

Kitchen from Dining

Kitchen

Interior Views
First Floor

Plan Name TBD - Arakelian Residence

(2/25/2020)

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Bonus Room

Mason's Room

Master Bedroom

Brady's Room

Interior Views

Second Floor